

1ST READING 5-9-06
2ND READING 5-16-06
INDEX NO. _____

2006-086
Flournoy Development Company, LLC
c/o Ryan Foster

ORDINANCE NO. 11830

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE A TRACT OF LAND LOCATED AT 7477 COMMONS BOULEVARD, MORE PARTICULARLY DESCRIBED HEREIN, FROM O-1 OFFICE ZONE TO R-3 RESIDENTIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.

SECTION 1. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That Ordinance No. 6958, as amended, known as the Zoning Ordinance, be and the same hereby is amended so as to rezone:

To find the point of beginning start at the intersection of the south line of Commons Boulevard and the west line of the property located at 7477 Commons Boulevard, thence northeast 623 feet, thence southeast 610 feet, thence northeast 195 feet, thence southeast 735 feet, thence southwest 668 feet, thence northwest 608 feet, thence 60 feet southwest, thence 580 feet northwest, thence southwest 175 feet to a point being part of the property described as Tract 2, Deed Book 5498, Page 564, ROHC. Tax Map 149I-B-001(part).

from O-1 Office Zone to R-3 Residential Zone.

SECTION 2. BE IT FURTHER ORDAINED, That this rezoning shall be subject to:

1. Provide a 20-foot deep undisturbed natural vegetation buffer or a 20-foot deep type "B" landscaping along the north property line that is adjacent ^{buffer} to the existing R-1 zone and a 50-foot buffer (30-foot undisturbed buffer along with a 20-foot ^{undisturbed and/or} type "B" landscaping to the inside of the 30-foot undisturbed buffer area) along the east property line as shown on conceptual site plan attached. The landscape yard shall be planted with evergreen trees spaced a maximum of 10 feet on-center; and
2. Provide sidewalks along any street frontage.

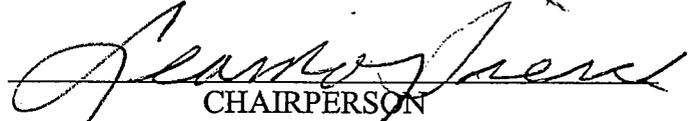
REV

SECTION 3. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two

(2) weeks from and after its passage.

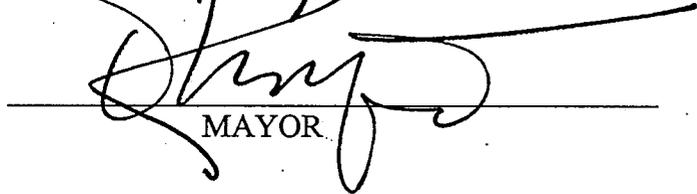
PASSED on Second and Final Reading

_____ May 16 _____, 2006.


CHAIRPERSON

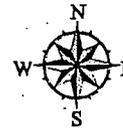
APPROVED: DISAPPROVED:

DATE: May 23, 2006

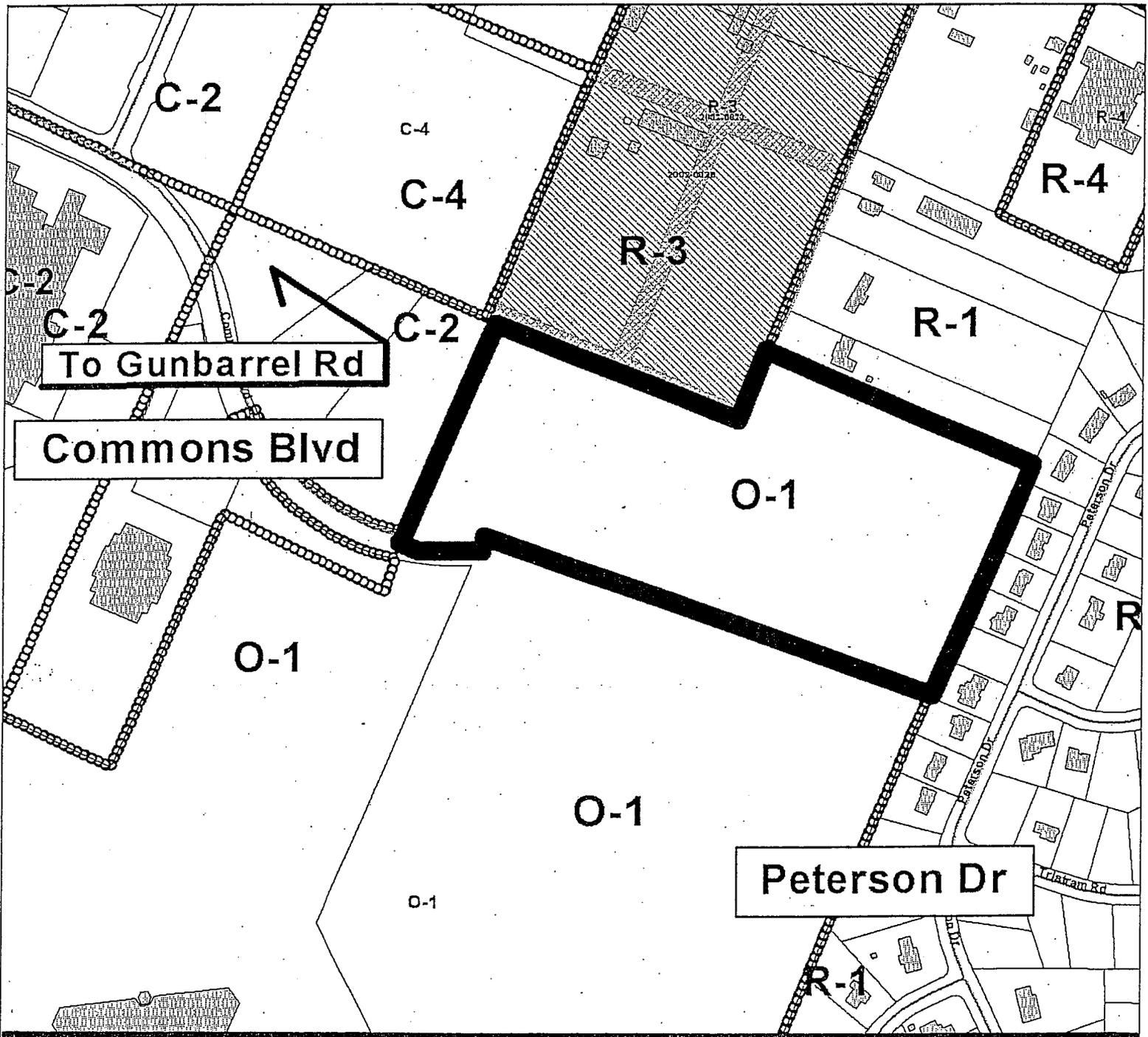
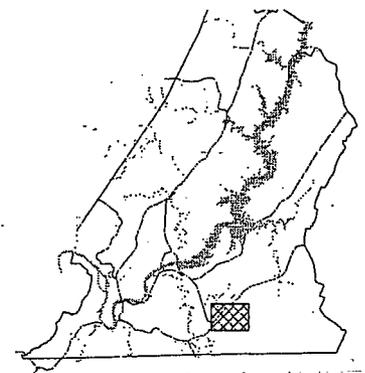

MAYOR

DML/add

CHATTANOOGA
CASE NO: 2006-0086
PC MEETING DATE: 4/10/2006
FROM: O-1
TO: R-3



1 in. = 350.0 feet



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2006-086: Approve, subject to:

- 1) Provide a 20-foot deep undisturbed natural vegetation buffer or a 20-foot deep landscape yard along the north property line that is adjacent to the existing R-1 zone and a 50' undisturbed landscape buffer along the east property line as shown on site plan. The landscape yard shall be planted with evergreen trees spaced a maximum of 10 feet on-center; and
- 2) Provide sidewalks along any street frontage.

CONCEPTUAL SITE PLAN 6

Flournoy Apartment Development

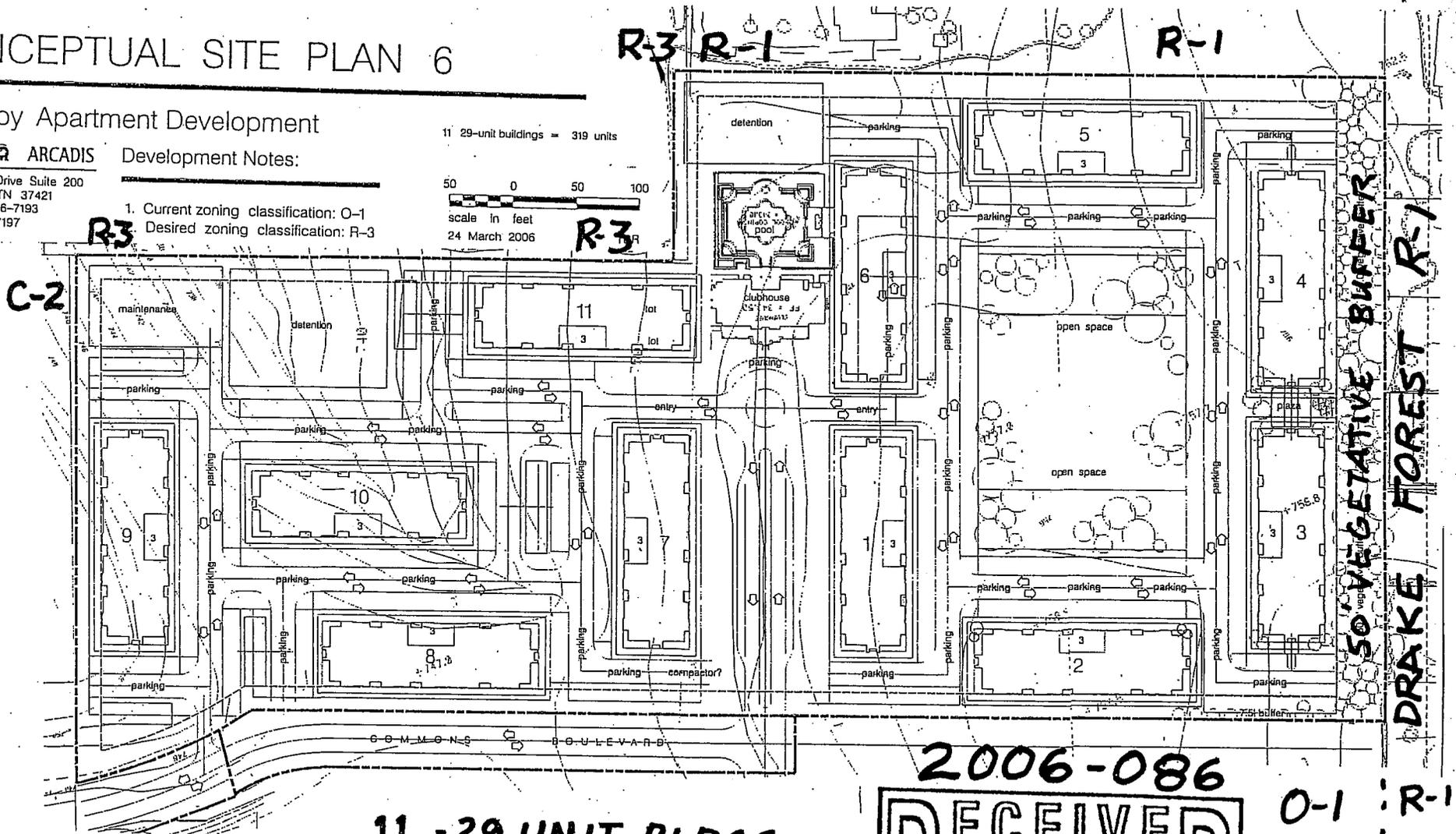
© 2006 ARCADIS Development Notes:

1210 Premier Drive Suite 200
Chattanooga, TN 37421
phone: 423-756-7193
fax: 423-756-7197

1. Current zoning classification: O-1
Desired zoning classification: R-3

11 29-unit buildings = 319 units

50 0 50 100
scale in feet
24 March 2006



O-1

11 - 29 UNIT BLDGS
319 DU'S
17.72 DU'S PER AC

2006-086
RECEIVED
MAR 27 2006
Chattanooga Hamilton County
Regional Planning Agency
Development Services

O-1 R-1